



June 4, 2024

Planning & Community Development Committee
 Snohomish County Council
 3000 Rockefeller Ave – M/S 609
 Everett, WA 98201

PAPÉ PROPERTIES – MALTBY PCB ZONING TEXT REQUEST – 2024 COMPREHENSIVE PLAN UPDATE

Dear Committee Members:

Our firm represents Papé Properties, Inc., the owner of approximately 16.54 acres in the Maltby UGA that is split zoned Light Industrial, Planned Community Business, and General Commercial (see attached map). Their original intent was to develop the subject property for two of their business units. The subject property is impacted by a 300-foot BPA powerline easement, a wetland in the NE corner, and the future relocation of Broadway Avenue to the northern and western property lines of the site. In sum, the site’s use is limited, the visibility of the site for commercial users is restricted, and they desire to sell the property.

We believe that with the existing PCB and General Commercial zoning, the most likely development option for the site is residential – probably townhomes. This would be like development of the property to the south. However, another alternative would be to allow the site to be developed for warehousing. Currently, the General Commercial and Light Industrial zoned portions of the site allow for warehouse development, but the Planned Community Business zone does not. We believe that this type of text amendment can be considered as the county updates its comprehensive plan and development regulations this fall. We envision such an amendment would look like the following:

SCC 30.22.100, Urban Zone Categories Use Matrix, is hereby amended to read:

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , ⁷⁶	HI ⁶⁵	MHP ¹¹⁴	UC ¹²²	
Warehouse								<u>P^{1XX}</u>		P	P	P	P	P			P ¹²³
Wholesale Establishment								P	P ⁸⁶	P	P	P	P	P			P ¹²³
Woodwaste Recycling and Woodwaste Storage											A ⁶³		A ⁶³	A ⁶³			
All other uses not otherwise mentioned											P	P	P	P			

SCC 30.22.130, Reference notes for use matrices, is hereby amended to add a new reference note 1XX to read:

1XX. Warehouses shall only be permitted in the PCB zone within the Maltby UGA and subject to the bulk regulations in SCC 30.23.030 for the General Commercial zone.

By establishing that this use in the PCB zone would comply with the bulk standards for the General Commercial zone, it would allow for an additional 5 feet in building height (to 45 feet), but it would reduce the maximum lot coverage from 100% of the site to 50% which is consistent with warehouse uses that typically having lot coverages in the 35% to 45% range.

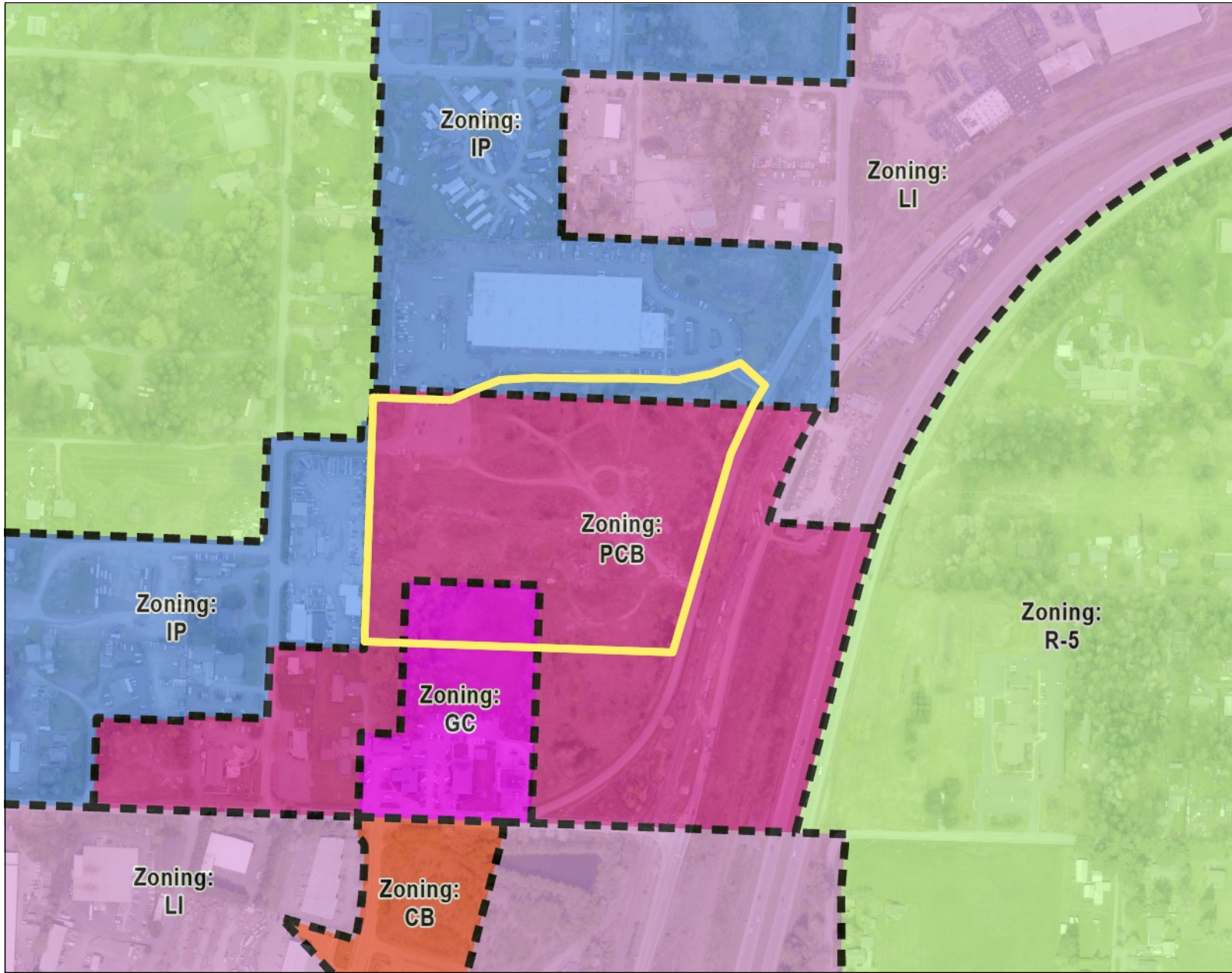
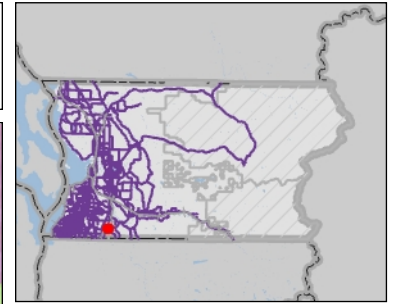
On behalf of our client, we respectfully request that the Committee consider recommending this change be considered during this year's update to the comprehensive plan and development regulations.

Thank you for your time and consideration. Should you have any questions, please do not hesitate to contact me at david@toyerstrategic.com or 425-344-1523.

Very Sincerely,

A handwritten signature in blue ink that reads "David K. Toyer". The signature is stylized with a large, looped initial 'D' and a trailing flourish.

David Toyer
President



Legend

- Transfer of Development Rights (TDR) Receiving Area
- Zoning Labels (Dynamic)
- Zoning Line
- Zoning Types (Colorized)
 - A-10 (Agriculture-10 Acre)
 - BP (Business Park)
 - CB (Community Business)
 - PRD-CB
 - CRC (Clearview Rural Commercial)
 - F (Forestry)
 - F and R (Forestry and Recreation)
 - F and R ORV (Forestry and Recreation-Of Road Vehicle)
 - GC (General Commercial)
 - HI (Heavy Industrial)
 - IP (Industrial Park)
 - LDMR (Low Density Multiple Residential)
 - PRD-LDMR
 - LI (Light Industrial)
 - MC (Mineral Conservation)
 - MHP (Mobile Home Park)
 - MR (Multiple Residential)
 - MR (PRD)
 - PRD-MR
 - NB (Neighborhood Business)
 - PCB (Planned Community Business)
 - PIP (Planned Industrial Park)
 - PRUD (Planned Residential Unit Development)
 - R-5 (Rural-5 Acre)
 - R-20,000 (Residential 20,000 sq. ft.)
 - PRD-20,000
 - PRD-20,000 (Mobile)
 - R-12,500 (Residential 12,500 sq. ft.)
 - PRD-12,500 (Mobile)
 - R-9,600 (Residential 9,600 sq. ft.)
 - R-9,600 (PRD)
 - PRD-9,600

1:4,929



821.5 0 410.73 821.5 Feet

Projection: NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Planning and Development Services, Snohomish County

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Notes

This map was automatically generated using Geocortex Essentials.